

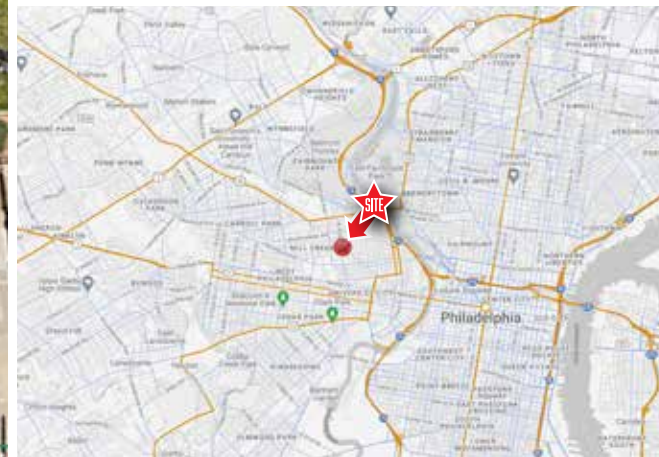
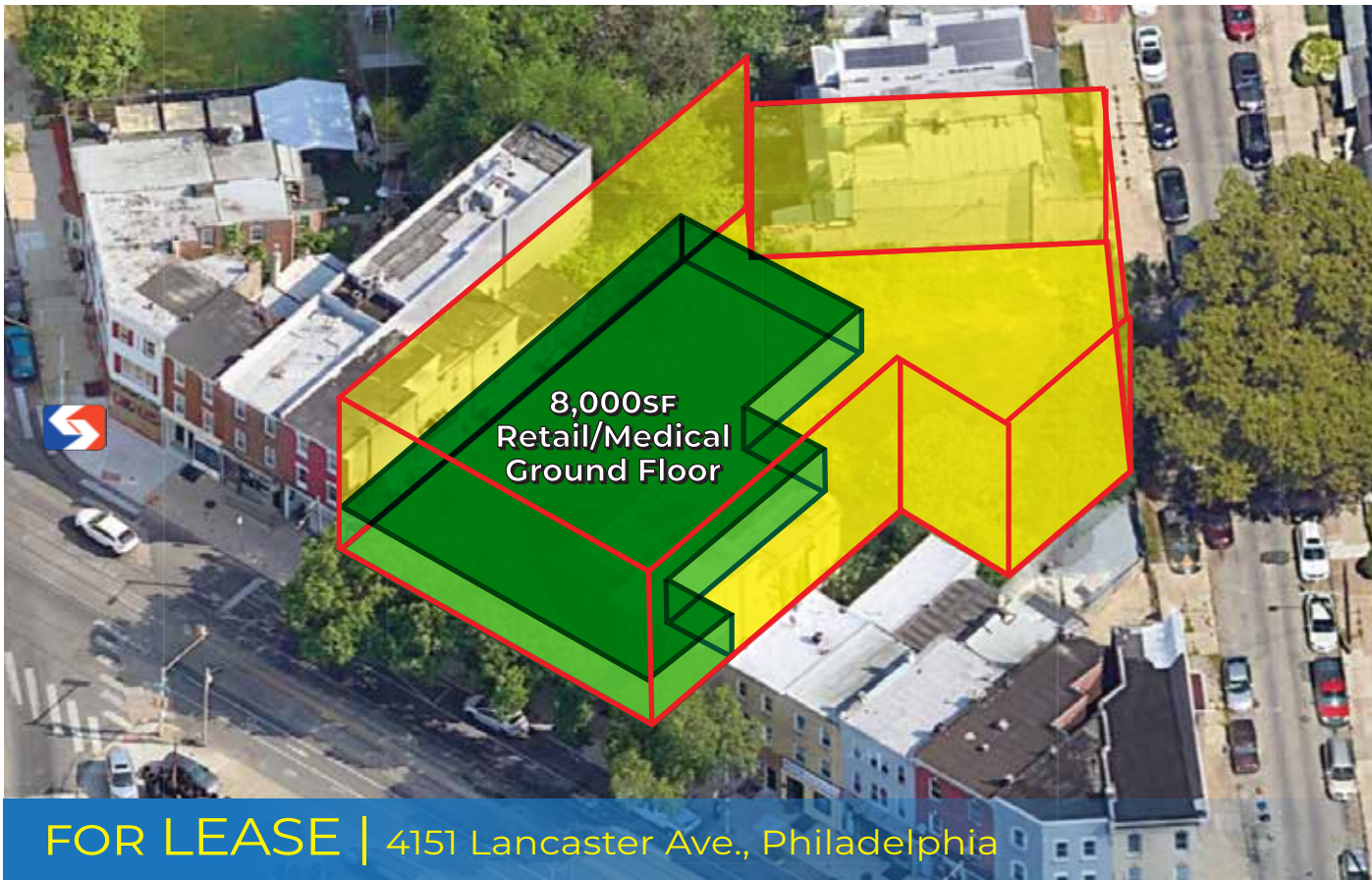
# 5 STORY MIXED-USE PROJECT | FOR LEASE

4151 Lancaster Ave., Philadelphia PA 19104 | Philadelphia County

**LEGEND**

PROPERTIES INC.

COMMERCIAL REAL ESTATE



**FOR LEASE** | 4151 Lancaster Ave., Philadelphia

**8,000 SF  
Ground Floor**

**16927 SF  
Parcel Size**

**1ST -2ND  
QTR 2026  
Availability**

**RENT/SF  
Upon Request**

## PROPERTY INFORMATION

- **8,000sf Retail/Medical for Lease** in a 5 story mixed use project with retail, daycare, training center, and 50 residential units, Ceiling height through out: 15 Ft.
- Highly competitive Tenant Allowance package available
- Excellent visibility from Lancaster Ave.
- Zoned CMX-2 - it's located in an opportunity zone
- Close proximity to University City, Retail Shopping, and Hospitals
- Buss and Trolley routes located directly in front of this project
- Ideal location for Retail, Restaurants, Medical, and Dental uses

Demographics	.25 Mile	.5 Mile	1 Mile
Population	3,768	15,025	57,788
Average HH Income	\$31,424	\$45,436	\$51,785
Total Businesses	143	394	1,746
Number of Employees	514	2,259	18,557
Traffic Counts	Lancaster Ave.: 8,289 VPD 42nd St.: 1,381 VPD		

\*Data Source: Sites USA REGIS™ 2023

FOR MORE INFORMATION PLEASE CONTACT: STEVEN DEPETRIS 856-231-1010 x203 609-760-2543 CELL SDEPETRIS@LPRE.COM  
MICHAEL KAUFFMAN 610-941-4034 x111 215-882-2125 CELL MKAUFFMAN@LPRE.COM



LEGEND PROPERTIES | 1000 Fayette Street | Conshohocken, PA 19428 | 610-941-4034 | LPRE.COM

Information contained herein has been obtained from owner of the property or from sources deemed reliable. We have no reason to doubt it's accuracy but make no warranty or representation. All information is submitted subject to errors, omissions, changes, withdrawal without notice and any special listing conditions of the owner. 062424

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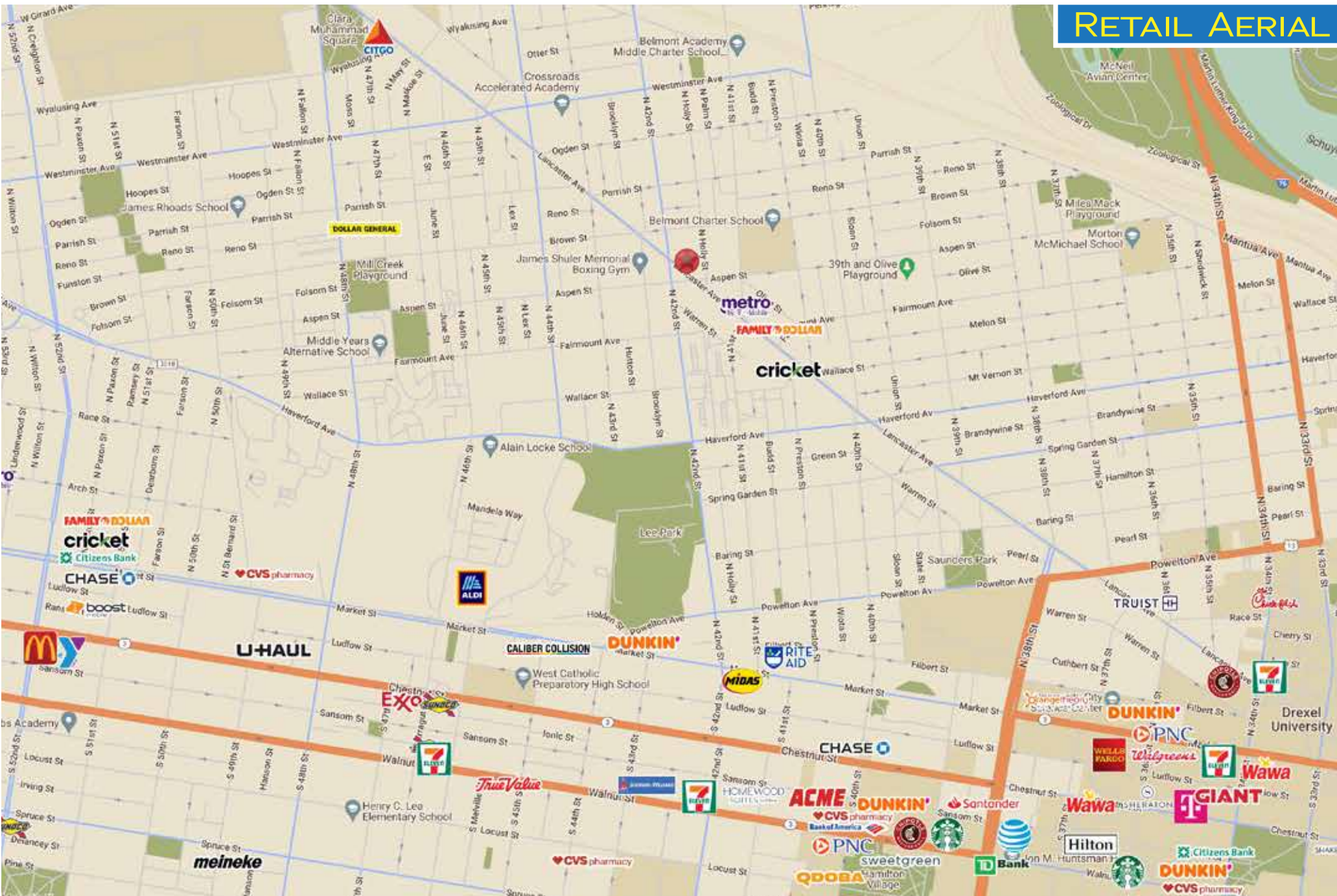
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## RETAIL AERIAL



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## SITE PLAN



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## DEMOGRAPHICS

Population	.25 Mile	.5 Mile	1 Mile
Population (Est. 2023)	3,768	15,025	57,788
Projected Population (2028)	4,019	15,854	61,967
Projected Annual Growth (2023 to 2028)	1.3%	1.1%	1.4%

### Daytime Population

Total Businesses (2023)	143	394	1,746
Number of Employees (2023)	514	2,259	18,557

### Income

Average HH Income (Est. 2023)	\$31,424	\$45,436	\$51,785
Median HH Income (2023)	\$25,292	\$34,169	\$38,782

### Households & Growth

Households	1,506	6,289	25,284
Projected HH (2028)	1,657	6,830	28,307
HH Growth with Children (2023 to 2028)	22.7%	21.7%	16.5%

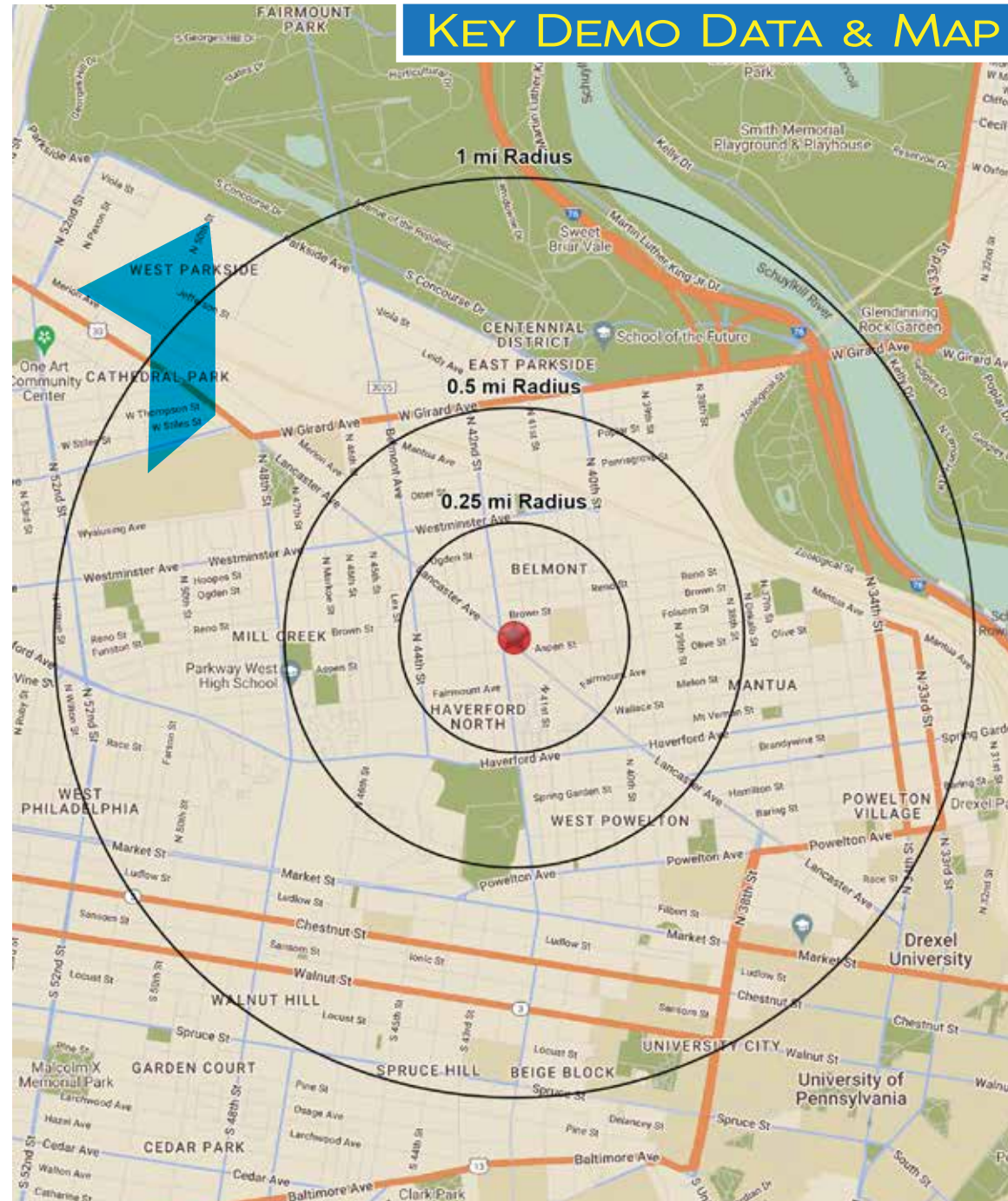
### Education

High School Graduate	37.6%	36.3%	29.4%
Some College	18.5%	18.0%	15.6%
Bachelor Degree	13.0%	14.3%	17.7%
Graduate	6.0%	9.5%	19.2%

Traffic Counts: Lancaster Ave.: 8,289 VPD • 42nd St.: 1,381 VPD

Data Source: Sites USA REGIS™ 2024

## KEY DEMO DATA & MAP



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